



Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

RESULTS OF MERRIMACK ZONING BOARD OF ADJUSTMENT WEDNESDAY, April 28, 2021

Board members present: Richard Conescu, Patrick Dwyer, Lynn Christensen (*arrived at 7:09*), Ben Niles and Rod Buckley

Board members absent: Alternate Drew Duffy

Staff present: Tim Thompson, AICP, Community Development Director

1. Call to Order

Richard Conescu called the meeting to order at 7:00 p.m.

2. Roll Call

Richard Conescu read the procedures and processes for the virtual meeting. Rod Buckley read the preamble.

- 3. BM Investments, LLC (petitioner) and George & Theresa Hadley (owners)** – Variance under Section 3.02 (A) of the Zoning Ordinance to permit a three-lot subdivision with one lot having 80,417 sq. ft. of contiguous non-wetland area whereas 100,000 sq. ft. is required. The parcel is located at 119 Bean Road in the R-1 (Residential, by map), Aquifer Conservation, and Flood Hazard Conservation Districts. Tax Map 6C Lot 141. Case # ZBA 2021-06.

Petitioner was represented by: Matt Peterson, Keach-Nordstrom Associates, Inc.

Public Comment was received via email from: Chris and Adriana Mendes, 101 Bean Road.

Public Comment was received by phone from: Chris Mendes, 101 Bean Road.

The Board voted 5-0-0, on a roll call vote, to grant the variance with conditions, on a motion made by Rod Buckley and seconded by Ben Niles.

- 4. Bilden Properties, LLC (petitioner/owner)** – Appeal of Administrative Decision determining that the current use of the property is a “junk yard” per the Town Zoning Ordinance and NH RSA 236:112. The parcel is located at 719 Daniel Webster Highway in the C-2 (General Commercial), R-4 (Residential) and Planned Residential Districts. Tax Map 7E Lot 052. Case # ZBA 2021-07.

Petitioner was not able to be heard due to an abutter notification error.

5. Discussion/possible action regarding other items of concern

The Board, by consensus, will return to in-person meetings starting with the May 26, 2021 meeting.

6. Approval of Minutes – March 31, 2021

The Board voted 5-0-0, on a roll call vote, to approve the minutes of March 31, 2021, with corrections, on a motion made by Patrick Dwyer and seconded by Rod Buckley.

7. Adjourn

The Board voted 5-0-0 to adjourn at 7:50 p.m. on a motion made by Patrick Dwyer and seconded by Rod Buckley.